

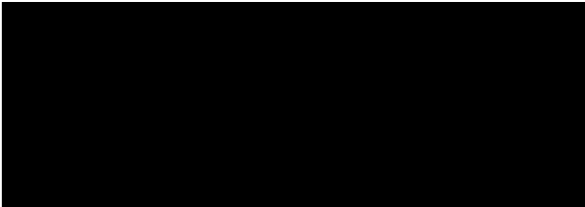
LUKEN BECK

Management | Development | Planning

30 Carlton Crescent, Polygon, Southampton, Hampshire SO15 2EW



Planning Department:



3rd March 2022

Our Ref:

Your Ref: Y/63/19/RES

Dear Sir / Madam,

Application to Discharge Details Reserved by Condition 8 of Reserved Matters Approval Y/63/19/RES dated 21st February 2020

Site Address: Bonhams Field, Main Road, Yapton, Arundel, West Sussex BN18 ODX

Original Proposal: Approval of Reserved Matters following the Grant of Y/1/17/OUT for the Erection of 56no. Dwellings with Associated Open Space and the Creation of New Access. This Application is a Departure from the Development Plan & Affects the Character and Appearance of the Yapton (Main Road) Conservation Area

We are pleased to enclose the following details relating to the above pre-commencement conditions for planning permission ref. Y/63/19/RES. This reserved matters application was approved by Arun District Council on 21st February 2020. This discharge of conditions application is made on behalf of our client Seaward Properties Ltd. A separate application has been submitted covering Conditions 9, 10 and 11 alongside this application. Separate applications have been submitted covering Outline Conditions 13, 15, 21, 24 and 25 alongside this application.

Condition 8 EV Charging

Prior to the occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.



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Reason: New petrol, diesel and hybrid cars/vans will not be sold beyond 2035, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (C) of the Arun Local Plan, the Arun Parking Standards SPD and the National Planning Policy Framework.

The details specified in the above mentioned condition have been included in the accompanying **Proposed Electric Vehicle Charging Point Locations** (Produced by OSP Architects, dated 10th September 2021, drawing no.18076-PI09). This includes details of the locations of proposed electric vehicle charging locations, with one per property that benefits from a garage / driveway in addition to communal charging points.

We trust this information addresses the requirements of the conditions set out above, and we respectfully request the Council confirm that Condition 8 can now be fully discharged at their earliest opportunity.

Please do not hesitate to contact myself if you have any queries.

Yours Sincerely,



Thomas Roberts BSc (Hons) MA UD
Principal Planner

